



# BRONX COMMUNITY BOARD 8

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Julie Reyes, **Chairperson**

Vanessa L. Gibson, **Bronx Borough President**

Farrah Kule Rubin, **District Manager**

## OFFICERS:

### Chairperson

Julie Reyes

### Vice Chairperson

Sergio Villaverde

### Secretary

Margaret Della

### Treasurer

Joy Campbell Priveterre

### Immediate Past

### Chairperson

Laura Spalter

## COMMITTEE CHAIRS:

### Aging

Barbara Kail

### Budget

Sebastian Chittilappilly

### Economic Development

Constance Barnes-Watson

### Education, Libraries & Cultural Affairs

Sylvia Alexander

### Environment & Sanitation

Daniel Rowen

### Health, Hospitals & Social Services

Dr. Wayne DeBeatham

### Housing

Rhashida Hilliard

### Land Use

Charles G. Moerdler

### Law, Rules & Ethics

Martin Wolpoff

### Parks & Recreation

Debra Travis

### Public Safety

Edward Green

### Traffic & Transportation

Debby Allen

### Youth

Caesar Tobar Acosta

### Special Committee on Hudson River Greenway

Bob Bender

### Special Committee on Racial Equity

Margaret Della

### Special Committee on Veterans' Services

Sergio Villaverde

## REGULAR BOARD MEETING NOTICE

**DATE:** Tuesday, December 9, 2025

**TIME:** 7:00 PM to 9:00 PM

**PLACE:** Mosholu Montefiore Community Center @

Marble Hill Older Adult Center

5365 Broadway Bronx, NY 10463

**Entrance on Broadway - Limited Street Parking**

All Board Members must attend in-person, except members with disabilities as defined under the Americans with Disabilities Act who may request an accommodation from the chairperson of the Board permitting them to attend via video/teleconferencing and be counted in the quorum.

**The public is invited to participate via Zoom or in-person.**

Join Zoom Link: <https://us02web.zoom.us/j/2114033690>

Join Zoom Meeting by Phone: +1(646) 558-8656 Pin: 2114033690#

## AGENDA

1. Welcome and Announcements
2. Public Gallery Session
3. Report from the Bronx Borough President's Office
4. Report from the 50th Police Precinct
5. Roll Call
6. Approval of the Regular Board Meeting Minutes of November 13, 2025
7. Chairperson's Report & Resolutions
8. Treasurer's Report & Resolutions
9. District Manager's Report
10. Committee Reports and Resolutions
  - Youth
  - Traffic & Transportation
  - Parks & Recreation
  - Law, Rules & Ethics
  - Public Safety
  - Land Use
  - Housing

- Health, Hospitals & Social Services
  - Environment & Sanitation
  - Education, Libraries & Cultural Affairs
  - Economic Development
  - Budget
  - Aging
  - Special Committee on Veteran Services
  - Special Committee on Racial Equity
  - Special Committee on Hudson River Greenway
11. Mentoring Program Report
  12. Council Member's Report
    - Council Member Carmen De La Rosa
    - Council Member Eric Dinowitz
    - Council Member Pierina Ana Sanchez
  13. Report from the Mayor's Office
  14. Elected Officials Reports
  15. Old Business
  16. New Business
  17. Announcements: Next Regular Board Meeting Tuesday, January 13, 2026
  18. Community Associate Search Committee Report
  19. Motion will be requested to go into Executive Session Based on Open Meetings Law 105.F
  20. Miscellaneous
  21. Adjournment

*Julie Reyes*

Chairperson



Pursuant to New York State legislation signed by Governor Kathy Hochul (Bill S1150A), The Community Board is required to post material to be discussed at a public meeting. Please know that the material below has not been voted on or discussed by the full board at this time.

## **RESOLUTIONS**

**Land Use Committee Resolution:  
December 1, 2025**

5701-5961 Palisade Avenue – SNAD Non-ULURP

[Special Permit Second Renewal](#)

Hebrew Home:

Second Renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus of a prior CPC approval: a ZS pursuant to ZR 74-901 to allow the development of a long-term care facility in an R1-1 district (CPC C 180321 ZSX, September 26, 2018 (Cal. No. 6), City Council Res. No. 631, November 14, 2018).

The original permit was granted on September 26, 2018 (C180321 ZSX), including the following authorizations: 105-421, 105-422, 105-424, 105-425; and 105-432. The project is located at 5701-5961 Palisade Avenue, Riverdale, in Community District 8, The Bronx.

**WHEREAS**, Jim Powers Esq., Valerie Mutterperl, Matt Philips, John Lenbo and David Pomeranz Presented on the second renewal of the Special Permit and Authorizations for the Hebrew Home Project at the Riverdale Campus; and

**WHEREAS**, There are no changes to the site plan on this second renewal from the first modified renewal of the Site Plan presented on September 11, 2024 that was approved by the Land Use committee and Regular Board in September 2024; and

**WHEREAS**, This three year renewal will expire in November, 2028 at which time they should have the foundation of the phase 1 portion of the building completed to vest the special permit.

**WHEREAS**, for the reasons set forth above, the Land Use Committee APPROVES this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**RESOLUTIONS  
PUBLIC SAFETY COMMITTEE  
November 18<sup>th</sup>, 2025**

**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, William E. Irwin Jr. Post 774 American Legion Inc., located at 3035-37 Corlear Ave, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, La Villa 240 W Corp, located at 240 West 231<sup>st</sup> Street, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**RENEWAL APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, Montezuma Mexican Restaurant, located at 119 West Kingsbridge Road, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**RENEWAL APPLICATION:** Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, The Barbecue Pit, located at 5788 Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**RENEWAL APPLICATION:** Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, Emiliano's, located at 5626A Mosholu Avenue, applied to the Public Safety Committee to renew their liquor license; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**NEW APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, Rodolfo Morales, Owner of Metate Corp, located at 3515 Johnson Avenue, appeared before the Public Safety Committee to apply for a new liquor license; and

**WHEREAS**, Rodolfo Morales was previously employed by Metate and is assuming ownership of the business; and

**WHEREAS**, the applicant signed a 2AM closing agreement; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**CORPORATE CHANGE APPLICATION:** Liquor, Wine, Beer & Cider

**WHEREAS**, on November 18<sup>th</sup>, 2025, Silvia Metrena-Nunez, a Representative and Attorney of Riverdale Steak House, located at 5700 Riverdale Avenue, appeared before the Public Safety Committee to apply for a corporate change; and

**WHEREAS**, Riverdale Steakhouse (aka Connaughton Enterprises Inc.) is transferring ownership to Terrence Connaughton, the current owner's son; and

**WHEREAS**, representatives of NYPD's 50<sup>th</sup> Precinct stated they were unaware of any prior significant disturbances or complaints at the location of this establishment; and

**WHEREAS**, the Public Safety Committee unanimously approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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**OFFICE OF CANNABIS MANAGEMENT - NEW ESTABLISHMENT LICENSE:**

**Joker City LLC – Cannabis Retail Dispensary Premises License**

**WHEREAS**, Wesim Alsaidi, Representative, and Andrew Cooper, Attorney of Joker City LLC, located at 5614 Broadway, appeared before the Public Safety Committee to apply for a new establishment retail dispensary premises license; and

**WHEREAS**, the applicants stated the trade name of the business would be Indoor Treez, a name associated with their franchise that had six operating locations in New York, including one on 8<sup>th</sup> Avenue in Manhattan; and

**WHEREAS**, Mister Alsaidi stated he would be managing Indoor Treez at 5614 Broadway, but Mildred Williams, a resident of Arizona, was the principal Owner of all Joker City LLC locations and owns 51% of the business; and

**WHEREAS**, the applicants presented a signed 5-year lease for the premises at 5614 Broadway to the committee (a mandatory provision of the NYS Office of Cannabis Management for applicants); and

**WHEREAS**, the applicants stated the operating hours of the business would be 9am-10pm and they would employ two full-time security guards; and

**WHEREAS**, the applicants stated that the few residential apartment units upstairs in 5614 Broadway were all vacant; and

**WHEREAS**, the business would be in a highly commercial corridor on Broadway between West 231st & West 232nd Street; and

**WHEREAS**, the committee distributed flyers of the Public Safety meeting agenda in nearby residential and commercial units, notifying residents of their opportunity to attend the meeting and express their views; and

**WHEREAS**, no community residents or merchants, either in person or via communication with Bronx Community Board 8, expressed any opposition to Joker City LLC; and

**WHEREAS**, Joker City LLC is not located within 500 feet of a school or 200 feet of a church, as per law, and meets all criteria of the NYS Office of Cannabis Management; and

**WHEREAS**, the Public Safety Committee approved this application.

**THEREFORE, BE IT RESOLVED**, Bronx Community Board 8 approves this application.

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